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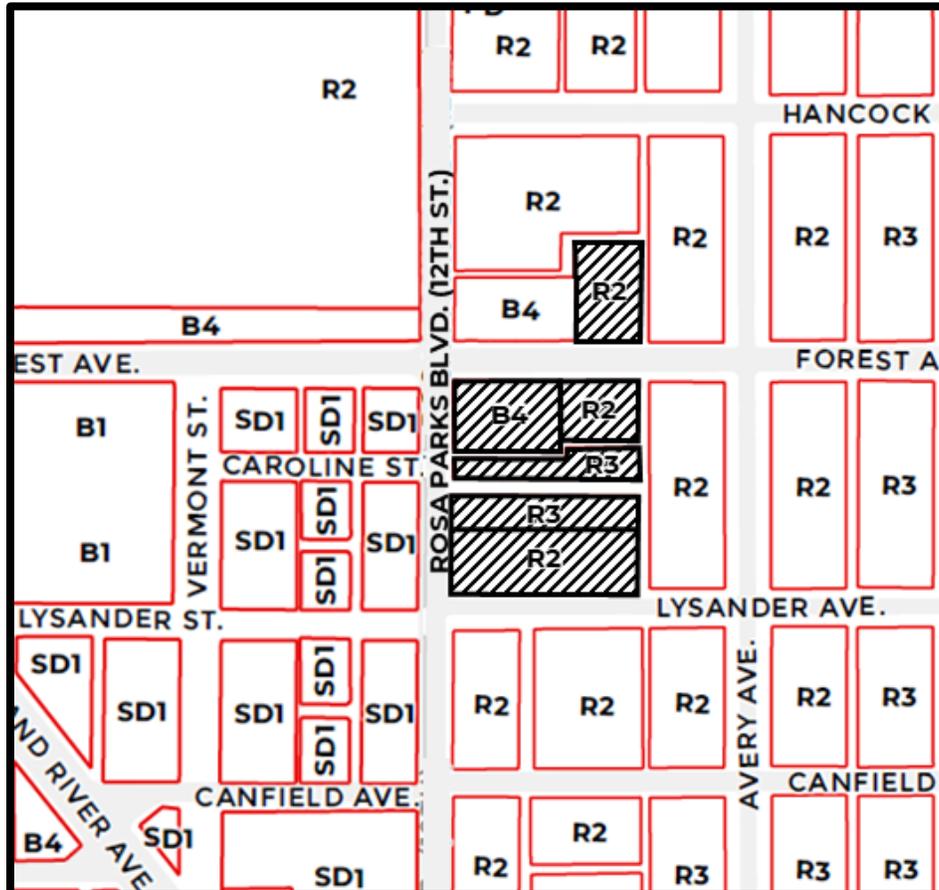
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification.

DATE: March 31, 2022

On April 7, 2022, the City Planning Commission (CPC) will receive a presentation on the subject rezoning. Below is the current zoning map with the area proposed to be rezoned hatched.



BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications are currently shown for twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

The proposed map amendment is being requested to permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels. The current zoning allows both residential and commercial uses, but the SD1 district allows narrower setbacks and more walkable layouts. The City Planning Commission is partnering on the request in order to include additional parcels to make the zoning of the entire block consistent.

The site is located in City Council District 6 and measures about 3 acres. The area proposed for development is currently vacant land. The area proposed to be rezoned to maintain consistency is occupied by several vacant commercial buildings and a parking lot.



Aerial view of proposed rezoning

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: B4, R2 – Single-family dwelling with flower farm; vacant School
East: R2 – Single- and Two-family dwellings
South: R2 – Church; Single-family dwellings
West: SD1 – Vacant land recently rezoned and proposed for mixed-use development

Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RL – Low Density Residential” for the subject property. The Planning and Development Department (PDD) is reviewing this proposed rezoning and will provide an official opinion in regards to its conformance with the Master Plan.

Community Input

A community meeting was held via Zoom on January 28, 2021. Flyers were distributed to the 16 properties adjacent to the proposed rezoning. There were about six families in attendance (1-4 people each). Questions were asked regarding timeline, affordability, stormwater management, alley reactivation and construction-related disturbances. Attendees seemed excited for the project and supported the proposed rezoning.

Conclusion

The public hearing for this proposed rezoning will be held on Thursday, April 21, 2022.

Attachment: Public Hearing Notice
Application
Preliminary Plans

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Charles Raimi, Deputy Corporation Counsel
Daniel Arking, Law Department